



© Estate Culture

# Broad Street, Coventry

£145,000 Freehold

\*\*NO UPWARD CHAIN\*\* \*\*TWO BEDROOM TERRACED HOUSE WITH 2 RECEPTION ROOMS RECEPTION ROOMS

## Description

"Estate Culture Ltd. proudly presents a fantastic opportunity to acquire a charming 2-bedroom terraced house, perfectly positioned at Broad Street, Coventry, CV6.

This property is an ideal acquisition for first-time buyers eager to step onto the property ladder, or astute investors seeking a promising addition to their portfolio.

Upon entering, you'll be greeted by a welcoming reception room, leading seamlessly into a comfortable and well-proportioned living room.

The functional kitchen provides ample space for culinary endeavors, while the conveniently located family bathroom caters to everyday needs.

Ascending to the first floor, you'll discover two exceptionally spacious double bedrooms, offering comfortable and private retreats.

This property further benefits from both a front and a rear garden, providing valuable outdoor space for relaxation, recreation, or potential landscaping projects.

The location of this property is also a key selling point, offering convenient access to local amenities, transport links, and essential services.



## Key Features:

**Spacious Living Areas:** Enjoy a reception room and living room, perfect for entertaining or relaxing.

**Generous Bedrooms:** Two very spacious double bedrooms on the first floor.

**Outdoor Space:** Benefit from both front and rear gardens.

**Ideal Location:** Situated in a good location within Coventry, CV6.

**Investment Potential:** A great opportunity for investors or first-time buyers.

**Potential for Enhancement:** This property offers significant potential for personalization and added value.

Estate Culture Ltd. invites you to seize this opportunity to own a property with significant potential.

Don't hesitate to contact us today to arrange a viewing and take the first step towards making this house your home.

**Council Tax Band:** a (Birmingham City Council Local)

**Tenure:** Freehold

**Garden details:** Front Garden, Private Garden, Rear Garden

## **Tenure**

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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